

FOR SALE

8-Unit Non-Entitled Residential Project in Chula Vista

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RICK CHATHAM

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt it's accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a lease.


**PACIFIC COAST
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SALES - MANAGEMENT - LEASING

TCN
WORLDWIDE
REAL ESTATE SERVICES

355 Broadway, Suite A, Chula Vista, CA 91910

Property Overview

This postage stamp property is ripe for redevelopment. The current duplex on the property is about 70 years old and would need significant upgrades to meet code.

Highest and best use is to scrape the property and use city incentives to build an 8-plex with low parking requirements as it is in a transportation zone. Access provided via an ingress/egress easement through the auto repair center in front.

Living Area

+/- 1,728 RSF

Lot Size

+/- 10,359 RSF

APN

567-103-06-00

Year Built

1957

Number of Units

Two (2)

Bedrooms

Four (4)

Bathrooms/Partial

Two (2)

Location

Strong Retail Corridor Surrounded by a Wide Variety of Amenities, Business Service Providers, Healthcare Facilities, and Schools

Zoning

UC-13

Accessibility

Fast and Easy Access to I-5, I-805, and Hwy 54

Sale Price

\$550,000



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surrounding area



CHULA VISTA CENTER



SHARP REES-STEALY

CHULA VISTA MEDICAL PLAZA

SUBJECT PROPERTY



BROADWAY PLAZA



CHULA VISTA

SAN DIEGO COUNTRY CLUB



GENESIS SQUARE SHOPPING CENTER



CHULA VISTA

PALOMAR TROLLEY CENTER



market snapshot



413,293
full time population



151,272
employees



0.3%
population growth (2025)



11,853
businesses



21,556
vehicles per day



18 minute
drive to
mission valley



\$3.3B
consumer spending



15 minute
drive to us-mexico
border crossing



15 minute
drive to downtown

Chula Vista is located just 7.5 miles from downtown San Diego and 7.5 miles from the Mexican border. The city is at the center of one of the richest economic and culturally diverse zones in the United States. Chula Vista maintains a business atmosphere that encourages growth and development. In the city, the small business sector amounts for the majority of Chula Vista's business populous. This small business community is attributed to the city's growth and serves as a stable base for its economic engine. Tourism serves as an economic engine for Chula Vista. The city has numerous dining, shopping, and cinema experiences.

contact information

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